The Mortgagor further covenants and agrees [illegible]

(1) That this mortgage shall [illegible] gagee, for the payment of taxes, [illegible] This mortgage shall also secure the [illegible] Mortgagor by the Mortgagee so long [illegible] hereof. All sums so advanced shall bear [illegible] unless otherwise provided in writing.

(2) That it will keep the improvements now [illegible] from time to time by the Mortgagee against loss by fire [illegible] mortgage debt, or in such amounts as may be required [illegible] renewals thereof shall be held by the Mortgagee, and have [illegible] the Mortgagee, and that it will pay all premiums therefor [illegible] any policy insuring the mortgaged premises and does hereby assign [illegible] directly to the Mortgagee, to the extent of the balance owing [illegible]

(3) That it will keep all improvements now existing or [illegible] that it will continue construction until completion without interruption [illegible] enter upon said premises, make whatever repairs are necessary, including [illegible] charge the expenses for such repairs or the completion of such construction [illegible]

(4) That it will pay, when due, all taxes, public assessments, and other governmental [illegible] against the mortgaged premises. That it will comply with all governmental [illegible] premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] that, should legal proceedings be instituted pursuant to this instrument [illegible] wise, appoint a receiver of the mortgaged premises, with full authority to take [illegible] rents, issues and profits, including a reasonable rental to be fixed by the Court in the case [illegible] gagor and after deducting all charges and expenses attending such proceedings [illegible] the residue of the rents, issues and profits toward the payment of the debt secured [illegible]

(6) That if there is a default in any of the terms, conditions, or covenants [illegible] the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall [illegible] this mortgage may be foreclosed. Should any legal proceedings be instituted [illegible] gagee become a party of any suit involving this Mortgage or the title to the premises [illegible] or any part thereof be placed in the hands of any attorney at law for collection by suit [illegible] the Mortgagee, and a reasonable attorney's fee, shall thereupon [illegible] Mortgagee, as a part of the debt secured hereby, and may be recovered [illegible]

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default [illegible] secured hereby. It is the true meaning of this instrument that if the Mortgagor shall [illegible] nants of the mortgage, and of the note secured hereby, that then this mortgage [illegible] force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 15 day of March 1972

SIGNED, sealed and delivered in the presence of:

Sandra J. Clary — Vivian Upton Huckabee (SEAL)

Fred M. McDaniel — (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of March 1972

Fred M. McDaniel (SEAL) — Sandra J. Clary

Notary Public for South Carolina.

My Commission Expires: 11-4-80

STATE OF SOUTH CAROLINA

COUNTY OF

RENUNCIATION OF DOWER

WOMAN-MORTGAGOR

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina.

Recorded March 20, 1972 at 11:03 A. M., #25027